

CITY OF KINGMAN
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona

6:00 P.M.

Minutes

Tuesday April 12, 2016

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mark Bailey, Commission Member	Rich Ruggles, Principal Planner	
Gary Fredrickson, Commission Member	Sandi Fellows, Recording Secretary	
Vickie Kress, Commission Member		
Dustin Lewis, Commission Member		
Thomas Schulte, Commission Member		

REGULAR MEETING MINUTES

CALL TO ORDER & ROLL CALL

Commission Members and staff welcomed new Commissioner Thomas Shulte.

Chair Mossberg called the meeting to order at 6:00 P.M. The Pledge of Allegiance was led by Commissioner Mossberg and recited in unison. The Recording Secretary called the roll. Vice-Chair Blair was excused; all other Commission members were present.

1. APPROVAL OF MINUTES: The Regular Meeting Minutes of March 8, 2016.

Commissioner Kress made a MOTION to APPROVE the Regular Meeting Minutes of March 8, 2016 as written. The MOTION was SECONDED by Commissioner Bailey and the MOTION CARRIED with UNANIMOUS (6-0) APPROVAL to the affirmative.

2. CALL TO THE PUBLIC:

There were no comments.

1. PAST COUNCIL ACTION:

- A. ABANDONMENT CASE AB16-0001:** A request from KC Orr Builders, Inc., applicant, and Loyal Order of Moose #1704, abutting property owner, for approval of the vacation (abandonment) of a portion of the right-of-way for Monroe Street located between Marlene Avenue and Karen Avenue. The applicant has requested to abandon a 2,125 square foot portion of the right-of-way for Monroe Street adjacent to Lot 1, Block 17 of Cecil Davis Addition, Unit 3, and an 8,008 square foot portion of the right-of-way for Monroe Street adjacent to Lot 15, Block 17 of Cecil Davis Addition, Unit 3. The proposal would reserve a 12-foot wide public utility easement along the east side of Monroe Street between Marlene

Avenue and a 20-foot wide alley located to the south. The request is to facilitate construction of a parking lot, landscaping, retention area, and street improvements associated with the renovation of the fire damaged lodge facilities.

Development Services Director Gary Jeppson reported that the City Council approved the Abandonment request for the Moose Lodge with no appraisal fee as Council determined the public benefit by doing so was equal to the value of the property.

- B. SUBDIVISION CASE SB16-0001:** A request from Kingman Associates Three, LLC, applicant and property owner, for approval of the vacation (abandonment) of **Granite Bluffs III, Tract 1996-A**. The proposal would abandon to acreage an undeveloped residential subdivision consisting of 27 lots and several unimproved public streets located on 8.83 acres. The property is located along the west side of Mission Boulevard, northwest of Granite Bluffs Drive and is zoned R-1-10: Residential, Single Family, 10,000 square foot lot minimum. The property is further described as Granite Bluffs III, Tract 1996-A, Block 1, Lots 1-10, inclusive and 21-24 inclusive, Block 2, Lots 1-7 inclusive, and Block 3, Lots 1-5 inclusive.

Mr. Jeppson reported that Council did not approve the request from Kingman Associates Three, LLC for the Abandonment of Granite Bluffs III Tract 1996-A, so the bond will remain in place.

- C. CONSIDERATION OF INITIATING A ZONING ORDINANCE TEXT AMENDMENT TO PERMIT STORAGE CONTAINERS IN THE C-2 ZONING DISTRICT:** Staff has received comments concerning the current prohibition of permitting storage containers in the downtown area as well as in other areas of the City that are zoned "C-2." Other C-2 zoned areas are along Stockton Hill Road, east of Rancho Santa Fe, east of Kingman Crossing, the west side of Bank Street and other areas in the City. Currently, the *Zoning Ordinance of the City of Kingman* permits storage containers in the industrial zoning districts and in the C-3 Zoning District. This item has been placed on the agenda to allow the Council to provide direction to Staff on this matter. If initiated, the Planning and Zoning Commission could hold a public hearing on May 10, 2016 and the Council could hold a public hearing on June 7, 2016 to consider an ordinance.

Mr. Jeppson reported that the City Council had initiated a Text Amendment to amend the Zoning Ordinance to allow storage containers within the C-2 Zoning District. The Planning and Zoning Commission will hear this item at their May 10th 2016 meeting.

- 2. OLD BUSINESS:** There is no old business.

3. NEW BUSINESS:

- A. POSSIBLE INITIATION OF TEXT AMENDMENT TO LANDSCAPING ORDINANCE:** Consideration of modification or "housekeeping" of Sections 4.000, 14.000, 15.000, 16.000, 18.000, 22.000, 26.000 and 35.000 of the Zoning Ordinance of the City of Kingman regarding landscaping related provisions.

Principal Planner Rich Ruggles addressed the Commission stating this was a possible recommendation for the modification of the Landscaping Ordinance. Mr. Ruggles acknowledged that Section 10.000 of the Landscaping Ordinance was updated last year, and adopted by Kingman City Council on August 4, 2015. He went on to state that there are a number of other references to landscaping requirements within other sections of the Zoning Ordinance that may require information to be updated and /or clarified in order to maintain consistency throughout the entire ordinance.

Staff is suggesting certain modifications in various sections, such as the recommended plant list in Sections 14.000 and 35.000 is no longer consistent with the revised plant list in Section 10.000. Rather than revise the list in each section, staff is proposing a general statement that properties in these districts shall be in accordance with Section 10.000 has been added and the old plant list is proposed to be removed. Section 26.500 which predated the Landscape Ordinance, is proposed to be removed and some of the text relocated and clarified under Section 26.400 Fences and Walls. Other changes are fairly minor modifications of the text for clarification purposes.

Decision options for the Commission to consider are:

1. Initiate the proposed text amendment. If initiated, there will be a public hearing by the Planning and Zoning Commission on May 10, 2016 to consider a recommendation on the proposed text amendment.
2. Do not initiate the proposed text amendment at this time. The commission may ask the staff to make certain changes or bring back additional information before initiating the amendment.

Commissioners asked if staff anticipated any issues with the language regarding the proposed modifications with the City Council. Mr. Ruggles noted that the modifications proposed were for clarification only, there were no changes proposed for the Landscaping Ordinance.

Commissioner Kress made a MOTION to initiate the public hearing regarding the Text Amendment as proposed by staff to clarify the landscape related provisions in the Kingman Zoning Ordinance. The motion was SECONDED by Commissioner Lewis, and the MOTION CARRIED with UNANIMOUS (6-0) APPROVAL.

- 4. COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Commissioner Lewis announced that the local BMX Club, High Desert 66, has been awarded the DK Gold Cup Southwestern Finals the weekend of October 1st. Commissioner Lewis noted that the event has the potential to fill many City hotel rooms.

Commissioner Kress provided an article from the Las Vegas newspaper regarding the revitalization of Carson City, Nevada outlining some of the costs and obstacles involved and what they have accomplished.

Commissioner Schulte noted that the Kingman Zoning Ordinance on the City website required adjustment, as the footers were not corresponding with the proper Section, and the hyperlink was not connecting the Sections to the index.

ADJOURNMENT

Commissioner Lewis made a MOTION to adjourn. The motion was SECONDED by Commissioner Kress and UNANIMOUSLY (6-0) APPROVED. Chair Mossberg declared the meeting adjourned at 6:17:24 P.M.

ADJOURNMENT 6:17:24 PM

ATTEST:

APPROVED:

Sandi Fellows
Recording Secretary

Gary Jeppson
Development Services Director

STATE OF ARIZONA)
COUNTY OF MOHAVE)ss:
CITY OF KINGMAN)

CERTIFICATE OF PLANNING AND ZONING COMMISSION MINUTES:

I, Sandi Fellows, Planning and Zoning Administrative Assistant and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on April 12, 2016.

May 10, 2016